



# PLANNING BY DESIGN

FROM CONCEPT TO COMPLETION

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## Planning, Design and Access Statement

### Change of Use from Office and Residential (Class E and C3) to full Residential (Class C3) (Prior Approval – Class MA)

Site: 87 Arlington Road, NW1 7ES

On Behalf of David M Cash

Drafted by Planning By Design Ltd

## Application

Planning By Design (The agent) has been instructed to act on behalf of David M Cash (The applicant) to submit a prior approval application (under Class MA) to Camden Council (The Local Planning Authority) for a change of use from office (Class E) to residential (Class C3) (The proposal) at 87 Arlington Road, NW1 7ES (The site).

In support of this application, the following planning, design and access statement has been constructed to demonstrate the suitability of this proposal in relation to the site location and evaluate its accordance with National and Local planning policies.

## Site Location and Context

The site is located in a residential area in character in Camden Town. The main access roads connects with the broader network, ensuring efference vehicular and pedestrian movement. The property is easy accessible with a pedestrian path leading directly to the site as well as nearby public transport options including a number of bus routes and approximately 5 minutes' walk to the Mornington Crescent underground tube station and Camden Town underground tube station.

The existing property is a five storey building. It currently functions as an office with a residential component demonstrating mixed-use nature. The lower ground floor, ground floor and first floor are used as office space, and the second and third floor comprise of a two bedroom flat. The applicant is purchasing the entire property and seeking to convert the property as a family home with the purpose for the applicant and his family to live in.

The site is located in Camden, a borough in inner city London that is rich in history and diversity. Nearby there is the presence of schools, healthcare facilities, and transport links within close proximity enhances its suitability for development, providing necessary amenities to residents.

The surrounding character is mixed use, residential properties are consistent along Arlington Road, Albert Street and Delancey Street. Camden High Street is a short walk from the site that contains a plethora of restaurants, supermarkets, drinking establishments and smaller shops. Camden High Street also provides accessible transport links, with bus stops and the London underground within walking distance, providing good connectivity to the rest of London and beyond.

The property is within a conservation area (Camden Town Conservation Area), with a number of listed properties directly adjacent. The site is not a listed building and is not subject to an Article 4 Direction heritage. Furthermore, only internal alterations are proposed, so this proposal will not impact the conservation area or listed buildings.

## Proposal

This proposal changes involve converting the existing lower ground floor, ground floor and first floor offices into a storage / bedroom on the lower ground floor, a living room on the ground floor and a further bedroom on the first floor.

The total internal floor area for property is 176.6sqm which is compliant with the Nationally Described Space Standards. The Proposed Floor Plans, show the design of the proposal in greater detail.

No external changes are proposed.

## Planning History

- 2003/0974/P - Alterations to external elevations to include the replacement of existing timber sash windows to upper floors (residential use), and the replacement of existing glazed roof to the single storey addition at rear (office use) with a solid roof with rooflights. [Approved 11-07-2003]
- CTP/J11/25/A/17626 - The construction of a roof extension/at 87 Arlington Road, N.W.2. for use as offices. [Refused 17-20-1975]
- CTP/J11/25/A/19561 - Erection of a roof extension and use of this and second floor as a self- contained maisonette, and use of the basement and ground floors as office accommodation and ancillary storage. [Approved 30-09-1974]
- CTP/J11/25/A/18192 - The construction of a roof extension to provide residential accommodation. [Approved 31-01-1974]
- CTP/J11/25/A/13412 - Erection of a two storey rear extension and a roof extension at 87 Arlington Road, NW1, to be used for offices. [Refused 17-04-1972]
- CTP/J11/25/A/12276 - The conversion of 84 Albert Street to two houses and the change of use and conversion of 87 Arlington Road N.W.1. to offices. [Approved 09-11-1971]
- J11/25/A/4723 - The redevelopment for residential purposes of the Factory site at rear of 84 Albert Street and 87 Arlingten Road, Camden. [Approved 04-01-1968]

## Prior Approval

The Town and Country Planning (General Permitted Development) (England) (Amendment) Order includes in Class MA a provision for development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (commercial,

business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that Order, subject to meeting the below requirements:

<b>Legislation</b>	<b>Proposed Development</b>
The use of the building fell within one or more of the classes specified in sub-paragraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;	<b>The building was in Class A2 – financial and professional services, now Class E(c)(ii) Professional services from at least 2005.</b>
if land covered by, or within the curtilage of, the building— (i)is or forms part of a site of special scientific interest; (ii)is or forms part of a listed building or land within its curtilage; (iii)is or forms part of a scheduled monument or land within its curtilage; (iv)is or forms part of a safety hazard area; or (v)is or forms part of a military explosives storage area;	<b>The building is not nor forms part of a site of special scientific interest, it is not a listed building, a scheduled monument, not in a safety hazard area; and it does not form part of a military explosives storage area.</b>
if the building is within— (i)an area of outstanding natural beauty; (ii)an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981(1); (iii)the Broads; (iv)a National Park; or (v)a World Heritage Site;	<b>The building is not within: an area of outstanding natural beauty; an area specified by the Secretary of State for the purposes of section 41(3) of the Wildlife and Countryside Act 1981(3); the Broads; a National Park; or a World Heritage Site.</b>
If the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained;	<b>The site is not occupied under an agricultural tenancy.</b>
Before 1 August 2022, if— (i)the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and (ii)the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3.	<b>Not applicable given the existing use was not Class B1 from the previous Use Class Order</b>

<p>The classes mentioned in sub-paragraph (1)(b) are the following classes of the Use Classes Order—</p> <p>(a)the following classes of the Schedule as it had effect before 1st September 2020—</p> <p>(i)Class A1 (shops);</p> <p>(ii)Class A2 (financial and professional services);</p> <p>(iii)Class A3 (food and drink);</p> <p>(iv)Class B1 (business);</p> <p>(v)Class D1(a) (non-residential institutions – medical or health services);</p> <p>(vi)Class D1(b) (non-residential institutions – crèche, day nursery or day centre);</p> <p>(vii)Class D2(e) (assembly and leisure – indoor and outdoor sports), other than use as an indoor swimming pool or skating rink;</p> <p>(b)on or after 1st September 2020, Class E (commercial, business and service) of Schedule 2.</p>	<p><b>The building was in Class A2 – financial and professional services, now Class E(c)(ii) Professional services from at least 2005.</b></p>
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## Material Considerations

### Design and Character

The proposal maintains the existing architectural character of the building, with no external alterations planned. This preservation of the building’s distinctive front elevation, including its prominent brick work and windows, ensures that the aesthetic and historic value of the structure is retained. According to paragraph 135 of the NPPF, developments should add to the overall quality of the area, be visually attractive, and sympathetic to local character and history.

The conversion respects the existing built environment, fitting seamlessly within the residential context of Camden. The surrounding area’s character, which includes a combination of commercial and residential properties, support the introduction of additional residential units without detracting from the area’s vibrancy and functionality.

### Residential Amenity

The proposed residential family home has been designed to comply with the National Space Standards, ensuring sufficient living space for future occupants. The internal configuration with several bedrooms, living room, kitchen and necessary amenities, provides a functional and comfortable living environment.

Given the nature of the area, the proposal is not expected to result in significant loss of light or privacy for adjacent properties. The residential use of the entire property is compatible with surrounding properties, maintaining a harmonious residential environment.

#### Impact on Parking and Highway Safety

The site's location in Camden an area with high accessibility and well served by public transport, reduces the reliance on private vehicles. Paragraph 105 of the NPPF advises that significant development should be located where it can be made sustainable, offering a genuine choice of transport modes. The presence of nearby bus stops and essential services within walking distance supports sustainable travel and reduces the need for parking provision.

According to Local Plan policies, particularly in those relation to highly accessible areas such as Camden Town, reduced parking provision is encouraged. The proposal aligns with these policies, ensuring that it does not exacerbate existing congestion or highway safety issues.

#### **Assessment**

The following policy and guidance documents are recognised as primary consideration for the decision of the associated application at the site location.

- National Planning Policy Framework (2023)
- Camden Town Conservation Area appraisal and management strategy (2007)
- Camden Local Plan (2017)
- The London Plan (2021)

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that application for planning permissions must be determined in accordance with the development plan, unless material considerations indicate otherwise.

The main considerations of this application are the potential impact of the scheme on the Camden Town Conservation Area, the character and amenity of the surrounding and neighbouring properties.

#### **National Planning Policy Framework (NPPF)**

**Paragraph 8 of the NPPF** explains that achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives):

- a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;

- b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering well-designed, beautiful and safe places, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being; and
- c) an environmental objective – to protect and enhance our natural, built and historic environment; including making effective use of land, improving biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

**Analysis:** *The proposal will promote all three primary objectives of the NPPF, firstly, the proposal will facilitate significant social benefits to the applicant as it will provide family housing to the area. From an environmental perspective, the proposal will not lead to any visual disruption or impact the areas existing landscape character area of the conservation area. Economically, the proposal will also yield significant benefits to this area as it will make use of recently vacant offices.*

**Paragraph 11 of the NPPF** describes the presumption in the favour of sustainable development. Additionally, paragraph 11 specifically states that for decision-making this means (amongst other things):

- all plans should promote a sustainable pattern of development that seeks to: meet the development needs of their area; align growth and infrastructure; improve the environment; mitigate climate change (including by making effective use of land in urban areas) and adapt to its effects;
- where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date<sup>8</sup>, granting permission unless:
  - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
  - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

*In line with the National Planning Policy Framework, Planning By Design kindly request a timely decision to be made on the proposal. Additionally, Planning By Design welcomes the opportunity to engage in any relevant discussion with the appointed case officer on behalf of the applicant to address any concern or future queries.*

**Section 12 of the NPPF** relates to achieving well-designed places which states that “the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”

**Analysis:** *As highlighted through the supplied drawings and designs, the proposal will not lead to any harmful impact on the surrounding area. Only internal alterations are proposed, therefore, the proposal will improve the current condition of the property and the overall character of the area.*

**Section 16, paragraph 197 of the NPPF** states that “When considering the designation of conservation areas, local planning authorities should ensure that an area justifies such status because of its special architectural or historic interest, and that the concept of conservation is not devalued through the designation of areas that lack special interest.”

**Analysis:** *The architectural designs are of a high quality that ensures the conservation area is not impacted. No external alterations are planned and so will not affect the conservation areas character and landscape.*

### Camden Town Conservation Area Appraisal and Management Strategy (2007)

Camden Town Conservation Area is a designation, justified by the consistently high architectural quality of the buildings and history of the area. The character and appearance of buildings contribute to a highly desirable urban scene.

Conservation Area Appraisals and Management Strategies are recognised as being of considerable importance in providing a sound basis for guiding the types of alterations and development that are likely to be acceptable or unacceptable in each area.

The Camden Town Conservation Area lies central to the Borough of Camden. Due north of Camden Town Conservation Area lies Kentish Town while the village of Highgate is further northward and the village of Hampstead and the Heath to the northwest.

With regards to the site, 87 Arlington Road, the site neighbours 85 Arlington Road where which is a grade II listed building along with numbers 53-85, a terrace of 17 houses built in the 1840's. These buildings consist of stock brick with rendered ground floors, basements and parapets as well as slate roofs and party wall stacks.

**Analysis:** *The proposal is compliant with the Camden Town Conservation Area. As only internal alterations are proposed, the exterior of the property will not be affected, furthermore, the works will not impact the surrounding listed buildings or conservation area.*

### Camden Local Plan (2017)

#### **Policy H1 – Maximising Housing Supply**

This policy states that the council will aim to secure a sufficient supply of homes to meet the needs of existing and future households by maximising the supply of housing. Point d of the policy states “where sites are underused or vacant, expecting the maximum reasonable provision of housing that is compatible with any other uses needed on the site.”



**Analysis:** *This proposal adds to the council's aim to supply homes to meet the demands of housing. Furthermore, the proposal seeks to use recently vacant office space to create family housing.*

#### **Policy H6 – Housing choice and mix**

This policy aims to create mixed, inclusive and sustainable communities by seeking high quality accessible homes and by seeking a variety of housing suitable for Camden's existing and future households.

This policy states that development should provide for a mix of house types, sizes and tenure to cater for different accommodation needs. The policy also states that housing developments will be expected to make the most efficient use of land having regard to a number of considerations including the location and setting of the site and the existing character and density of the local area.

**Analysis:** *The proposal matches the neighbouring properties ensuring the proposal is not overbearing upon existing buildings or open spaces. Furthermore the design ensures that it meets the needs of the creating mixed and inclusive housing types.*

#### **Policy H7 – Large and small homes**

This policy aims to secure a range of homes of different sizes that will contribute to creation of mixed, inclusive and sustainable communities and reduce mismatches between housing needs and existing supply.

**Analysis:** *The proposal supports this policy by creating a family house that provides functional, adaptable and accessible spaces and meets the Nationally Described Space Standards.*

#### **Policy A1 - Managing the impact of development**

This policy seeks to protect the quality of life of occupiers and neighbours. We will grant permission for development unless this causes unacceptable harm to amenity.

**Analysis:** *High quality drawings have been undertaken to ensure the highest standards of sustainable design has been met. The property benefits from good design features including windows that provide sunlight, and ample space for living. As only internal changes are proposed there will be no impact regarding contamination, privacy or outlook.*

### **The London Plan (2021)**

#### **Policy H5: Managing the Existing Housing Stock**

This policy seeks to manage and safeguard existing housing stock where they would not adversely impact upon the character and amenity of residential areas.

**Analysis:** *The proposed development does not result in the loss of existing dwellings, instead it adds value to the property. Furthermore the design follows the structure of surrounding properties ensuring the amenity and character of the residential area is not impacted.*

#### **Policy S10: Sustainable Development Principles**

This policy requires development to satisfy a range of sustainable development principles including through achieving the highest standards of sustainable design; maximising opportunities for reuse and recycling; promoting walking and cycling and protecting, conserving and enhancing the natural and built environment and heritage assets and their settings.

**Analysis:** *High quality drawings have been undertaken to ensure the highest standards of sustainable design has been met. The design looks to enhance upon the conservation area utilising the existing internal space to create fully residential proposal that supports the local landscape.*

#### **Policy BN5: The Historic Environment and Landscape**

This policy states that in relation to conservation areas, development should sustain and enhance the heritage and landscape features which contribute to the character of the area. To do this the policy states that development should be sympathetic to locally distinctive landscape features, design styles and materials in order to contribute to a sense of place.

**Analysis:** *The proposal contributes positively to the surrounding landscape features through the materials proposed that match the surrounding properties. Furthermore, the proposal is in line with similar developments in the area that have been approved.*

## Conclusion

The proposal for the change of Use from the properties mix use of office and residential (Class E and C3) to full Residential (Class C3) via (Prior Approval – Class MA) is an appropriate development from a policy perspective in accordance with the National Planning Policy Framework along with Camden's Local Plan, The London Plan and Camden Town Conservation Area Appraisal and Management Strategy.

Considering the site for residential development appears to be the most congruent with its current use and surrounding context. The existing residential buildings within the site, along with the predominant use of surrounding lands for residential purposes, suggest that further residential development would integrate well with the local area. The policy context, including the recent planning applications for changing commercial spaces to residential use nearby, indicates a trend towards increasing residential accommodations.

The proposal will contribute positively to the area's character and it would not create any substantial harm to the conservation area. As such, we see no reason for the Council to withhold our request for prior approval of permitted development and kindly request that a reasonable decision is made in line with the developmental objectives of the National Planning Policy Framework. Should the Planning Authority have any further questions in relation to this proposal or feel that certain conditions would be necessary to accommodate a grant of permission for this proposal, Planning By Design would welcome the opportunity to communicate with the allocated case officer.